

TRANSFER
TAX
PAID**Know All Men by these Presents****That**

021334

We, WINFIELD S. SMYTH and LUCIA W. SMYTH, husband and wife, of 163 Silver Street, Waterville, County of Kennebec and State of Maine, in consideration of Ninety seven thousand, five hundred (\$97,500.00) dollars paid by JOHN L. WELLS and whose mailing address is Box 1450, Greenwood Park, Waterville, Maine, the receipt whereof is hereby acknowledged, do hereby **GRANT** unto the said JOHN L. WELLS, his heirs and assigns forever:

A certain lot or parcel of land with the buildings thereon situate in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron pin in the Northerly line of a street called Greenwood Park at the Southeasterly corner of land now or formerly of Dana Caswell and running Northerly one hundred twenty-five (125') feet, more or less, along the easterly line of said Caswell to an iron pin; thence Easterly one hundred forty (140') feet, more or less, to an iron pin; thence Southerly one hundred fifty-five (155') feet, more or less, to an iron pipe in the Northerly line of Greenwood Park Street; thence Westerly along the Northerly line of Greenwood Park Street one hundred fifty (150) feet, more or less, to the point of beginning. Containing 20,000 square feet, more or less.

The above described premises is Lot #1 on a plan of Greenwood Park, said plan dated July, 1973 and surveyed by John R. Leavitt, and recorded in Kennebec County Registry of deeds, Plan Book 44, Page 62 and 62A.

Meaning and intending hereby to convey the same premises acquired by the within grantors by joint tenancy Warranty Deed of Donald H. MacKenzie, Jr. and Joanne F. MacKenzie dated July 31, 1986 and recorded in Kennebec County Registry of Deeds, Book 2997, Page 336.

To Have and to Hold

the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said JOHN L. WELLS, his heirs and assigns, to his use and behoof forever,

And

We do **COVENANT** with the said Grantee, his heirs and assigns, that We are lawfully seized in fee of the premises, that they are free of all encumbrances and that We have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that We and our heirs shall and will **WARRANT** and **DEFEND** the same to the said Grantee, his heirs and assigns forever against the lawful demands of all persons.

In Witness Whereof,

We, the said WINFIELD S. SMYTH and LUCIA W. SMYTH, joining in this deed as Grantors and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereby set our hands and seals this 30 day of AUGUST in the year of our Lord, One thousand Nine hundred and Eighty-eight.

**Signed, Sealed and Delivered
in presence of**

Stan F. Dubord
Witness

Stan F. Dubord
Witness

Winfield S. Smyth
Winfield S. Smyth
Lucia W. Smyth
Lucia W. Smyth

STATE OF MAINECounty of Kennebec **SS.**AUGUST 30 1988

Personally appeared the above named Winfield S. Smyth and Lucia W. Smyth and acknowledged the above instrument to be their free act and deed.

RECEIVED KENNEBEC SS.

Before me,

Stan F. Dubord
Notary Public

Stephen F. Dubord



1988 SEP -8 AM 9:00